

# **XUNAN KAB**

**Performing. Pristine. Stabilized.**

A Residential Income Asset in Puerto Aventuras.

A fully leased 9 unit condominium asset in one of the Riviera Maya's most established gated coastal communities.



*Puerto Aventuras Marina*

# Built for the Investor Who Knows What They're Looking At.

Forget development plays. Forget turnarounds. Forget bets on future demand.

Xunan Kab is for the investor who wants income on day one, a clean legal structure, and a secondary exit path already built into the asset. Three buyer profiles fit this asset precisely:



**Private Investor  
/ Family Office**

Seeking stable yield in a prime coastal market, free from massive operational hassle.



**High-Net-Worth  
Individual**

Consolidate Riviera Maya real estate under one title, with future unbundling flexibility.



**Real Estate  
Fund /  
Syndicate**

Acquire a stabilized, income-producing asset with a clear condominium exit strategy.

If you are looking for a project, this is not it. If you are looking for a performing asset in a market with structural tailwinds, this is exactly it.

# Designed to Impress. Built to Last.

Every detail of Xunan Kab reflects a commitment to quality — from the stone-clad entrance to the lush tropical corridors and resort-style pool.



# Where the Outdoors Becomes the Living Room.

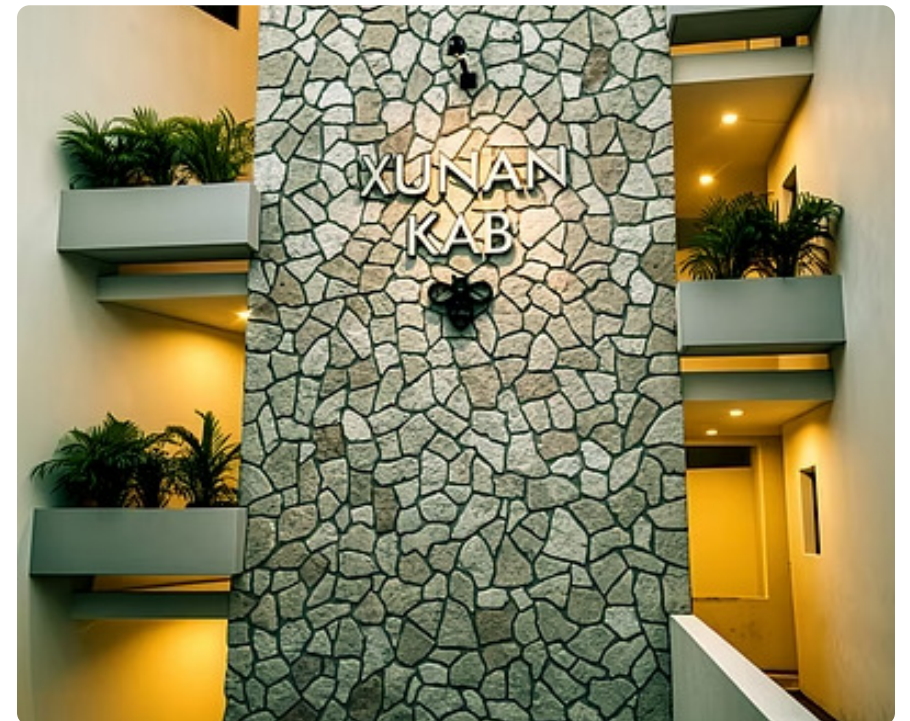
Private poolside lounging, tropical garden views, and a rare sense of space and privacy make every day feel like a resort escape at home.



THE PROPERTY

# Space, Light, and Privacy. All Three. At Once.

Xunan Kab offers an unparalleled blend of expansive open-air living, verdant tropical landscapes, and genuine seclusion — a rare combination that fosters tenant loyalty and commands premium value.



INTERIORS

# Ready to occupy. Ready to generate income. No waiting, no work, no compromises.

Warm wood cabinetry. Black granite counters. Floor-to-ceiling glass that opens directly to the pool and the golf course, treating the landscape as part of the interior composition.

The finish level is deliberate and immediately legible to a qualified tenant and a future buyer. Product at this specification leases fast, holds tenants long, and presents well at exit without repositioning spend or capital improvement ahead of a sale.

Quality built in from day one. Nothing to fix. Nothing to add.



# Built Around Its Marina. Anchored by Lifestyle.

Puerto Aventuras is built around its marina. The waterfront district anchors the social life of the community, with walkable dining, leisure activity, and an everyday rhythm that residents and long-term tenants value and renew for.

The lifestyle offering extends well beyond the marina.

## Community Amenities

- 9-hole golf course, one of the signature amenities of the address
- Tennis and paddle courts
- Beach access with boating, kayaking, fishing, diving, and dolphin experiences
- Gym, dog park, skate park, and kids club
- Central green and family-oriented recreational space
- Marina-front dining and walkable waterfront leisure
- 3 schools, one trilingual international, one Montessori and one Waldorf

## Why This Matters to the Investment

The tenant who chooses Puerto Aventuras is choosing a lifestyle, not just a unit. That decision has friction on the exit side, meaning tenants who embed in this community tend to stay. For the income investor, lifestyle stickiness is a lease renewal driver. For the value creation investor, it is a future buyer motivation.

Xunan Kab sits inside all of it, oriented toward the ocean and the golf course.

# Puerto Aventuras: A Functioning Residential Address

Puerto Aventuras is not a resort strip. It is a functioning residential address with gated security, marina infrastructure, schools, daily services, and a community rhythm that attracts long-term residents and qualified buyers, not seasonal traffic.

That distinction matters to the investment. Long-term residential demand is what makes rent durable. Established owner-occupier appeal is what makes a future unit-level exit executable. Puerto Aventuras delivers both.

## What Anchors Demand Here

- The only marina between Cancún and Belize, a genuine infrastructure differentiator for lifestyle buyers and boat owners
- Multiple bilingual schools inside or directly tied to the community, including PA Academy, Colegio Puerto Aventuras, and Tierra Libre, a Waldorf-inspired bilingual project
- Daily services, restaurants, sports facilities, and community programming that support year-round residential occupancy
- Chedraui supermarket immediately across the highway from the gate
- Approximately one hour to Cancún International Airport
- Approximately one hour to the Tulum airport corridor

## The Investor Read

A community with schools, marina infrastructure, and daily convenience inside the gate does not depend on tourism cycles to stay occupied. That is the profile that supports rent durability on the income side and resale liquidity on the exit side.

# The Riviera Maya Is Not Speculative. The Numbers Say So.

The Riviera Maya is not a bet on tourism. It is a functioning residential and investment market with documented structural tailwinds. Quintana Roo home prices grew approximately 14% year-on-year in late 2025 — nearly double the national Mexican average. Hotel occupancy averaged 69% in summer 2025. The Maya Train and Tulum International Airport are reshaping regional connectivity and expanding the investment radius. US and Canadian capital is accelerating into the market as USD purchasing power remains strong against the peso. Puerto Aventuras sits within this corridor — but unlike Tulum, it is an established, gated residential community with no oversupply risk and a proven long-term tenant base.

14%

YoY Price Growth  
Quintana Roo (late 2025)

69%

Hotel Occupancy  
Average (summer 2025)

2M+

Regional Population  
Currently growing

## EXECUTIVE SUMMARY

# Nine Units. All Leased. Ocean and Golf Course Orientation.

Xunan Kab is a nine-unit residential condominium building at Bahía Chemuyil No. 20, Puerto Aventuras, Riviera Maya. Five three-bedroom apartments and four two-bedroom apartments, every one of them facing the ocean and the golf course, every one of them generating income at acquisition.

Only three years of age and fully leased since stabilization, the asset is income-producing and already structured for more than one monetization path. No lease-up. No repositioning. The income is in place and the legal framework for what comes next is already established.

# Clean Architecture. Private Pool. Established Condition.

Clean architecture. Private pool. Mature landscaping. Golf course views and ocean views for the upper levels.

At three years old, Xunan Kab sits in the most commercially useful position on the age curve: past the risks of new construction and well ahead of any meaningful capital expenditure cycle. The building reads residential, private, and established. The product quality supports active long-term leasing today and retail unit sales tomorrow, without repositioning spend in between.



## Contemporary Architecture

Contemporary architecture with strong visual clarity



## Private Pool

Private pool within a landscaped outdoor setting



## Mature Vegetation

Mature vegetation providing privacy and character to the airy spaces



## Ocean & Golf Orientation

Ocean and golf course orientation throughout



## Move-In Ready Condition

Product condition that supports leasing and future unit sales without repositioning

# Building Specifications & Unit Mix

## Building Details

### Year Built

2022 — Building Age:  
3 years

### Total Construction Area

1,700.00 m<sup>2</sup>

### Habitable Area

1,344.46 m<sup>2</sup>

### Common Areas

355.00 m<sup>2</sup>

### Land Parcel

972.80 m<sup>2</sup>

## Unit Mix

### Offering Terms

- All nine units included in the sale
- Kitchens are partially equipped
- Furniture is not included
- Common pool and landscaped outdoor area
- Ocean and golf course orientation across the building

5 Units

Three-bedroom apartments

4 Units

Two-bedroom apartments

9 Total

All units included in the sale

## UNIT PLANS

# Nine Units. Three Floors. Two Typologies.

Xunan Kab comprises four 2-bedroom units and five 3-bedroom units across three levels — Sótano, Planta Baja, and Primer Nivel. Each unit is individually registered under the condominium regime and faces the ocean and golf course. Floor plans and specifications for all nine units are presented below.

### 2-Bedroom Units

4 units across Sótano and Planta Baja. Ranging from 96 to 129 m<sup>2</sup> total. Terrace and balcony access.

### 3-Bedroom Units

5 units across all three levels. Ranging from 139 to 250 m<sup>2</sup> total. Larger terraces, some with private garden.



SÓTANO · UNIT 101

## Depto 101 — 2 Bedrooms

Floor  
Sótano

Bedrooms  
2

Interior  
100.59 m<sup>2</sup>

Terraza  
9.62 m<sup>2</sup>

Jardín  
18.84 m<sup>2</sup>

Total  
129.05 m<sup>2</sup>

Ground-level unit with private garden access.



SÓTANO · UNIT 102

## Depto 102 — 2 Bedrooms

Floor  
Sótano

Bedrooms  
2

Interior  
86.97 m<sup>2</sup>

Terraza  
9.33 m<sup>2</sup>

Total  
96.3 m<sup>2</sup>

Compact sótano unit with terraza.



SÓTANO · UNIT 103

## Depto 103 — 3 Bedrooms

Floor  
Sótano

Bedrooms  
3

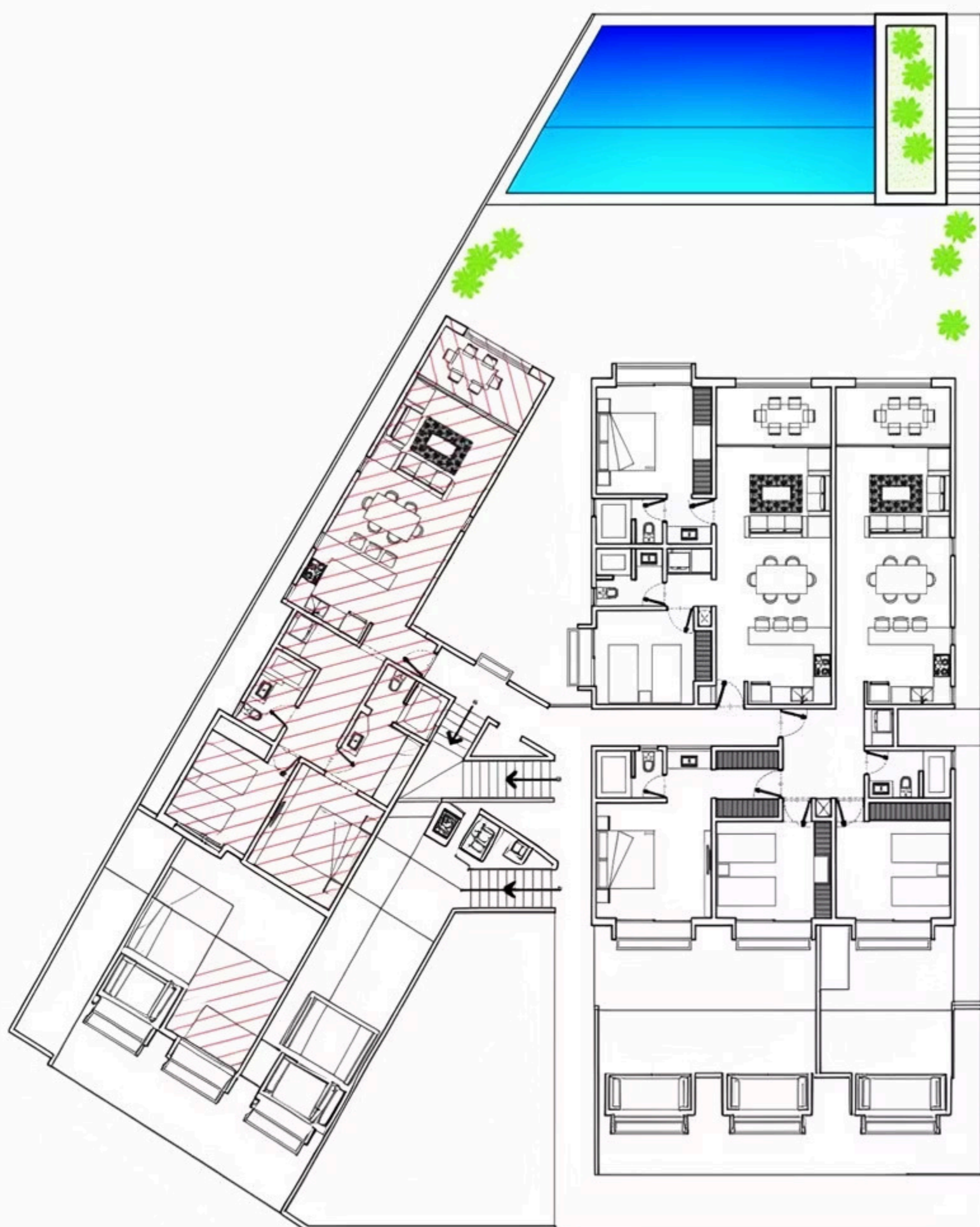
Interior  
123.24 m<sup>2</sup>

Terraza  
9.75 m<sup>2</sup>

Jardín  
36.12 m<sup>2</sup>

Total  
169.11 m<sup>2</sup>

Largest sótano unit — 3 bedrooms with generous private garden.



PLANTA BAJA · UNIT 201

## Depto 201 — 2 Bedrooms

Floor  
Planta Baja

Bedrooms  
2

Interior  
100.59 m<sup>2</sup>

Terraza  
9.62 m<sup>2</sup>

Balcones  
3.96 m<sup>2</sup>

Total  
114.19 m<sup>2</sup>

Renta  
\$1,400 USD/mo

Mid-level 2-bedroom with terrace and balcony.



PLANTA BAJA · UNIT 202

## Depto 202 — 2 Bedrooms

Floor  
Planta Baja

Bedrooms  
2

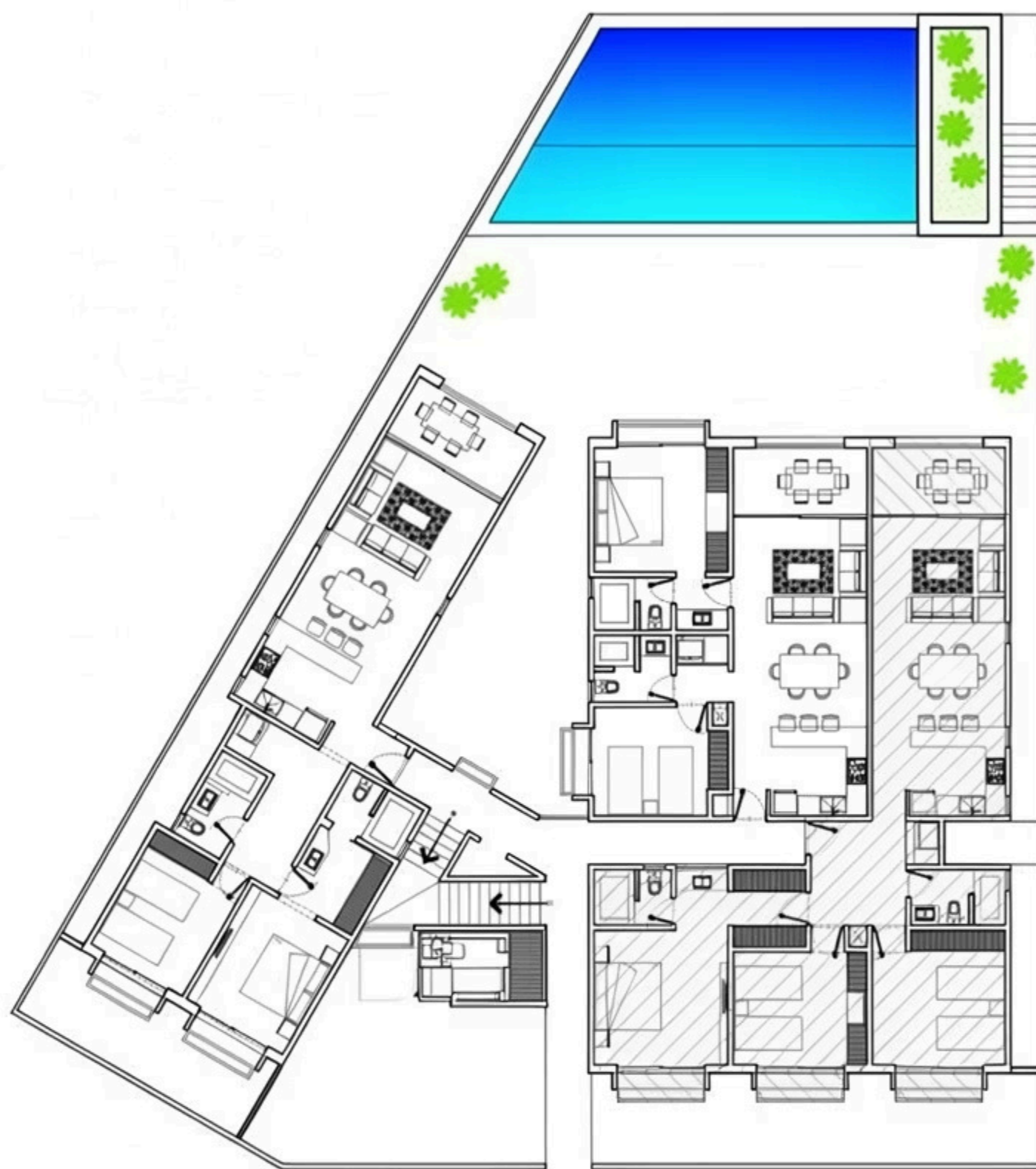
Interior  
86.97 m<sup>2</sup>

Terraza  
9.33 m<sup>2</sup>

Balcones  
3.25 m<sup>2</sup>

Total  
96.3 m<sup>2</sup>

Efficient 2-bedroom layout with terrace and balcony.



PLANTA BAJA · UNIT 203

## Depto 203 — 3 Bedrooms

Floor  
Planta Baja

Bedrooms  
3

Interior  
123.24 m<sup>2</sup>

Terraza  
9.75 m<sup>2</sup>

Balcones  
6.88 m<sup>2</sup>

Total  
139.87 m<sup>2</sup>

Renta  
\$1,600 USD/mo

Spacious 3-bedroom on Planta Baja with terrace and balcony.



PRIMER NIVEL · UNIT 301

## Depto 301 — 3 Bedrooms

Floor  
Primer Nivel

Bedrooms  
3

Interior  
162.74 m<sup>2</sup>

Terraza Techada  
6.61 m<sup>2</sup>

Terraza Sin Techar  
32.81 m<sup>2</sup>

Balcones  
3.96 m<sup>2</sup>

Total  
209.12 m<sup>2</sup>

Upper-level 3-bedroom with expansive open terrace and ocean views.



PRIMER NIVEL · UNIT 302

## Depto 302 — 3 Bedrooms

Floor  
Primer Nivel

Bedrooms  
3

Interior  
198.4 m<sup>2</sup>

Terraza Techada  
18.03 m<sup>2</sup>

Terraza Sin Techar  
31.12 m<sup>2</sup>

Balcones  
3.10 m<sup>2</sup>

Total  
250.65 m<sup>2</sup>

Largest unit in the building — nearly 200 m<sup>2</sup> of interior space with sweeping terraces.



PRIMER NIVEL · UNIT 303

## Depto 303 — 3 Bedrooms

Floor  
Primer Nivel

Bedrooms  
3

Interior  
123.87 m<sup>2</sup>

Terraza  
9.12 m<sup>2</sup>

Balcones  
6.88 m<sup>2</sup>

Total  
139.87 m<sup>2</sup>

Top-floor 3-bedroom with terrace and balcony access.

# Immediate Income. Built-In Exit Flexibility.

Assets that combine immediate income with a credible secondary exit path are uncommon, particularly in established coastal communities with proven residential demand. Xunan Kab presents both.

## **Yield Strategy**

All nine units are leased under active long-term agreements. The income is in place before you sign. No absorption period, no lease-up exposure, no gap between closing and cash flow. You step into a stabilized residential building in one of the Riviera Maya's most respected gated communities and the rent hits your account from day one.

## **Value Creation Strategy**

The condominium regime is already established. Each of the nine apartments carries a separately registered cadastral key. The legal framework for a future unit-by-unit sell-down exists today, requires no structural reorganization, and preserves your ability to exit at retail pricing rather than bulk when the time is right.

Both strategies can run concurrently. Hold the building, collect the income, and keep the option to sell units individually open until the market supports it.

# No Faith Required. The Income Is Already in Place.

The income case here requires no faith in future projections. All nine units are leased under active long-term agreements. The cash flow is in place at acquisition and the NOI is visible before due diligence closes.

For the yield-oriented buyer, that eliminates the single largest risk in any multi-unit residential acquisition: lease-up. There is no absorption period to fund, no stabilization timeline to manage, and no gap between closing and operations.

## Immediate Income

Immediate income with no initial absorption period

## Full Visibility

Cash flow profile fully visible at acquisition

## Durable Demand

Family-sized residential inventory with durable long-term tenant demand

## Location-Backed NOI

NOI supported by location quality and product condition

## Day-One Operations

Operational continuity from day one with no transition risk

The income profile here is a function of leases that already exist, in a location where residential demand is established, in a product that requires no near-term capital investment to remain competitive.

# The People Paying the Rent Are Not Going Anywhere.

Long-term residential tenants in Puerto Aventuras are not short-stay tourists. They are professionals, expat families, and established residents who chose Puerto Aventuras for its gated security, marina lifestyle, international schools, and daily services — not for a vacation. This is a community people move to, not through. Tenants at this specification level — three-bedroom units with private pool access, golf course views, and high-quality finishes — are typically dual-income professional households or established expat families with multi-year commitments. They renew because the product is right, the community is right, and comparable alternatives at this price point are scarce.

## Established Residents

Expat families and professionals who chose Puerto Aventuras as a permanent or semi-permanent base.

## Multi-Year Commitments

Long-term lease agreements in place at acquisition. No vacancy risk at closing.

## Scarce Comparable Supply

Product at this specification and location is rare. Tenants renew because there is nothing better to move to.

Long lease terms. Low turnover. No repositioning required. The income is not fragile.

# Nine Separately Registered Units. One Bulk Acquisition Price.

Nine separately registered units. One bulk acquisition price. A condominium regime already in place.

You acquire the building at approximately USD \$416,667 per unit. Individual unit sales in Puerto Aventuras at comparable product quality and location trade at retail pricing above that basis. The condominium documentation, with separate cadastral keys assigned to units 101 through 303 as registered in municipal records dated March 4, 2026, means the legal infrastructure for a unit-level exit already exists.

## Bulk Acquisition

Bulk acquisition today at approximately USD \$416,667 per unit

## No Restructuring

Individual unit sales executable without additional legal restructuring

## Retail Exit

Retail exit pricing available when market conditions support it

## Concurrent Strategies

Yield strategy and value creation strategy run concurrently throughout the hold

Hold the building. Collect the income. Sell units when the timing is right.

# What Else Could You Buy for \$3,750,000? Nothing Like This.

At USD \$3,750,000 for nine fully leased, individually registered units in an established gated community, Xunan Kab is not priced like a trophy asset. It is priced like a performing investment. Consider what the market offers at this price point:

## Single Luxury Villa — Tulum Corridor

Typically ~\$2.5–4M USD. One unit. No income in place. Highly speculative market with significant oversupply risk. No condominium exit path.

## Pre-Construction Condo Block — Playa del Carmen

Typically ~\$3–4M USD. Zero income until delivery (12–24 months). Significant construction and developer risk. No existing tenant base to guarantee cash flow.

## Single High-End Condo — Puerto Aventuras

Typically ~\$400–600K USD per unit. One unit only. No bulk discount. No portfolio income diversification. Scalability is non-existent.

## Xunan Kab: The Unrivaled Investment

**\$3,750,000.** Nine units. All fully leased. Condominium regime in place. Income at closing. Retail exit path embedded. A truly unique and secure investment.



The bulk discount is real. The income is real. The exit is structured. The alternatives are not.

FINANCIAL SUMMARY

# Income Metrics at a Glance

Gross Annual Rental  
Income

Approx. USD **\$207,800** /  
MXN **\$3,768,000**

Annual Operating  
Expenses

Approx. USD **\$26,500** /  
MXN **\$480,000**

Estimated Net  
Operating Income

Approx. USD **\$181,356** /  
MXN **\$3,288,000**

Monthly Gross Rental  
Income

Approx. USD **\$17,320** /  
MXN **\$314,000**

PRICING METRICS

# Key Pricing Indicators

Going-In Cap Rate

**4.84%**

Based on stated NOI of USD  
\$181,356.

Price Per Unit

**USD \$416,667**

Price Per Built Square Meter

**USD \$2,206**

Based on total construction area of  
1,700 m<sup>2</sup>.



*Puerto Aventuras Marina*

PRICING CONTEXT

## 4.84% On a Building That's Already Working. That's Not a Number You Wait On.

A **4.84%** going-in cap rate on a **three-year-old, fully leased residential building** in one of the Riviera Maya's most established gated communities is not a number you negotiate down. It's a number you move on. The income is in place. The leases are active. The cash flow starts at closing.

Comparable stabilized assets in Puerto Aventuras and the broader Riviera Maya corridor — where they exist — trade at compressed yields precisely because the market understands what in-place income in a supply-constrained coastal address is worth. This asset is priced to transact, not to sit.

And the cap rate is only half the story. **Nine individually registered units** under a condominium regime means the hold strategy and the exit strategy are not the same conversation. You can hold for income, sell retail, or do both. That optionality is built into the price.

☐ *All USD figures are for reference purposes only. Converted at USD/MXN 18.13, sourced from [Investing.com](https://www.investing.com), March 30, 2026. Exchange rates fluctuate. Apply your own rate assumptions for investment underwriting.*

# A Clean Legal Structure Supporting Every Exit Path

## Condominium Regime in Place

Condominium regime fully established and operative

## Separate Cadastral Keys

Separate cadastral keys assigned to each of the nine apartments

## Municipal Documentation

Municipal cadastral documentation dated March 4, 2026, referencing units 101 through 303

## Individual Unit Identifiability

Each unit individually identifiable for transactional and legal purposes

## Formal Transaction Structure

Intermediation contract references the condominium regime and formal transaction structure

- ☐ The legal framework supports a single-asset bulk transaction today and a phased unit-level disposition strategy later. No structural reorganization required at any point.

ASKING PRICE

# USD \$3,750,000

## Pricing Summary

Price Per Unit

USD \$416,667

Price Per Built m<sup>2</sup>

USD \$2,206

Going-In Cap Rate

4.84%

Gross Annual  
Income

MXN \$3,768,000 /  
Approx. USD \$207,830

Estimated NOI

MXN \$3,288,000 / Approx. USD \$181,356

## What the Price Reflects

The asking price reflects a stabilized residential asset with in-place income, prime Puerto Aventuras positioning, ocean and golf course orientation, recent construction, and a condominium structure with individually registered units that supports more than one exit strategy.

*USD conversion reference: USD/MXN 18.13, [Investing.com](https://www.investing.com), March 30, 2026. For reference purposes only.*

## WHY THIS ASSET STANDS OUT

# Nine Units in Puerto Aventuras, Fully Leased, With a Condominium Structure That Supports Retail Exits.

### Scale

A full nine-unit acquisition in one of the Riviera Maya's most established gated addresses. Single transaction, immediate operating scale.

### Income

Fully leased at acquisition. No stabilization risk. No absorption timeline. No gap in cash flow between closing and operations.

### Location Quality

Ocean and golf course orientation inside a gated community with proven infrastructure, established resident demand, and long-term resale liquidity.

### Building Age

Recent construction well ahead of any meaningful capital expenditure cycle, with a product that presents competitively to both long-term tenants and future individual buyers.

### Optionality

A legally established condominium structure with individually registered units that supports more than one monetization strategy throughout the hold period.

# A Performing Building. A Prime Address. A Structured Exit.

USD \$3,750,000 buys a performing residential building in an established Puerto Aventuras address, with income in place at closing and a second value path already built into the legal structure.

## The Hold Case

The hold case is clean: income-producing residential with low operational complexity, a visible tenant base, and a quality location with proven demand.

## The Exit Case

The exit case is already structured: an established condominium regime with individually registered units, ready for retail disposition when the market warrants it.

For investors seeking current income alongside future exit flexibility, Xunan Kab presents a compelling balance of cash flow, location quality, and structural optionality.

**Immediate income. Prime address. Multiple exit paths. One acquisition.**

CONTACT

## Get in Touch

For pricing discussion, financial review, and private due diligence materials, please contact:

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eXp REALTY

The logo for eXp REALTY is displayed in white text on a dark green background. The word "exp" is written in a lowercase, sans-serif font, with a registered trademark symbol (®) to its upper right. Below "exp", the word "REALTY" is written in a smaller, uppercase, sans-serif font. The "x" in "exp" is stylized with a diagonal slash through it.

☐ *USD conversions use USD/MXN 18.13, [Investing.com](https://www.investing.com), March 30, 2026, for reference purposes only. Buyers are advised to conduct independent financial, legal, and technical due diligence prior to any acquisition decision.*